

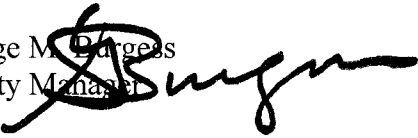


MEMORANDUM

Agenda Item No. 7(P)(1)(K)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed. D. and Members, Board of County Commissioners

DATE: October 19, 2004

FROM: George M. Burgess
County Manager 

SUBJECT: Resolution Accepting Conveyances of Various Property Interests for Road Purposes to Miami-Dade County, Florida

The following instruments are being forwarded in one (1) Resolution for Commission acceptance.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Palmetto West Park, LC	TSE***	NW 79 Avenue NW corner of tract "A" Miami West Business Park Replat. Plat books 154 Page 76. District 12	Obtained to install and maintain traffic signal equipment.
2.	Marilyn Curtis and John Curtis	RWD*	A portion of NE 117 Terrace starting approximately 225 feet East of NE 13 Avenue East for approximately 75 feet. District 4	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. NE 117 Terrace is paved.
3.	BANK OF AMERICA, N.A.	RWD*	A portion of SW 26 Street from SW 147 Avenue west for approximately 200 feet and the 25 foot radius return thereof. District 11	Obtained in order to satisfy a condition for division of land without plat that requires right-of-ways to be dedicated. SW 147 Avenue is paved. SW 26 Street is not paved.


RWD* Right-of-Way Deed
QCD** Quit Claim Deed

TSE*** Traffic Signal Easement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
4.	ERL INVESTMENTS, INC.	RWD*	A portion of SW 147 Avenue starting from SW 174 Street south for approximately 102 feet and the 25 foot radius return thereof. District 9	Obtained in order to satisfy a condition for division of land without plat that requires right-of-ways to be dedicated. SW 147 Avenue and SW 174 Avenue are paved.
5.	Gloria Joseph	RWD*	A portion of SW 102 Avenue from West Indigo Street south for approximately 161 feet and the 25 foot radius return thereof. District 9	Obtained in order to satisfy a condition for division of land without plat that requires right-of-ways to be dedicated. Both SW 102 Avenue and West Indigo Street are paved.
6.	GIABEL, INC. and CL Architects & Contractors Corp.	RWD*	A portion of SW 102 Avenue from SW 173 Street south for approximately 110 feet and the 25 foot radius return thereof. District 9	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. Both SW 102 Avenue and SW 173 Street are paved.
7.	Darin L. Mislow and Joanne Carrol Mulligan-Mislow	RWD*	A portion of SW 179 Place starting 663.9 feet north of SW 232 Street north for 221.3 feet. District 9	Obtained in order to satisfy a condition for division of land without plat that requires right-of-way to be dedicated. SW 179 Place is paved.
8.	Red Ranch Estates, Inc.	RWD* QCD**	A portion of SW 216 Street from SW 188 Avenue west for approximately 162 feet and a Quit Claim Deed for a portion of SW 188 Street from SW 216 Street south for approximately 204 feet. District 9	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 216 Street is paved SW 188 Avenue is not paved.

RWD* Right-of-Way Deed
QCD** Quit Claim Deed

TSE*** Traffic Signal Easement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
9.	149 BIRD, L.L.C.	RWD*	The north 60 feet of the south 110 feet of the southeast ¼ of the southwest ¼ of the southeast ¼ of Section 16 Township 54S Range 39E, less the east 25 feet and the 25 foot radius return thereof. District 11	Right-of-Way required to comply with zoning requirements to allow for widening of Bird Road to four lanes.
	 Assistant County Manager			

RWD* Right-of-Way Deed
QCD** Quit Claim Deed

TSE*** Traffic Signal Easement

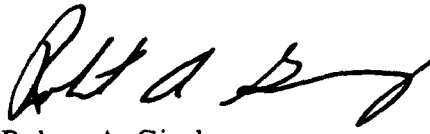


MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: October 19, 2004

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 7(P)(1)(K)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item 7(P)(1)(K)

10-19-04

RESOLUTION NO. _____

**RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA**

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Manager's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owner's/Grantor's

1. **Palmetto West Park, LC**
2. **Marilyn Curtis and John Curtis**
3. **BANK OF AMERICA, N.A.**
4. **ERL INVESTMENTS, INC.**
5. **Gloria Joseph**
6. **GIABEL, INC. and CL Architects & Contractors Corp.**
7. **Darin L. Mislow and Joanne Carrol Mulligan-Mislow**
8. **Red Ranch Estates, Inc.**
9. **149 BIRD, L.L.C.**

WHEREAS, upon consideration of the recommendation of the Public Works Department, the County Commission finds and determines that the acceptance of such conveyances would be in the public's best interest.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted, and the Director of the Public Works Department is authorized and directed to cause said instruments to be filed for record among the Public Records of Miami-Dade County, Florida; provided, however,

that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way.

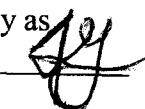
The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrian D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of October, 2004. This Resolution and contract, if not vetoed, shall become effective in accordance with Resolution No. R-377-04.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. 

By: _____
Deputy Clerk

Thomas Goldstein

Return to:

Right of Way Division .
Miami-Dade County Public Works Dept. .
111 N.W. 1st Street .
Miami, FL 33128-1970 .
Instrument prepared by: .
Robert Battillo .
Folio No. 35-3022-023-0010 .
User Department: Public Works .

NW 79 AVE

Sec. 22 TWP. 53 Rg. 40

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 25 day of March, A.D. 2004, between Palmetto WEST PARK, LC, a corporation under the laws of the State of FLORIDA, and having its office and principal place of business at 2600 NW 87th Avenue, Suite 32, Miami, Florida 33172, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, controllers, detector loops and related equipment for the purpose of traffic signalization upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

TrafSigEsmtCorp.doc

24-316
S.S. ✓
12-5-5.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence:
(2 witnesses for each signature or for all).

[Signature]
Witness

Lucia Custer
Printed Name

[Signature]
Witness

Clara Escobar
Printed Name

[Signature]
Witness

Felipe Angel
Printed Name

[Signature]
Witness

Sayonara Villalta
Printed Name

PALMETTO WEST PARK L.C.

Corporate Name - Printed

[Signature]
By: President

FERNAN JARAMILLO
Managing Member
Printed Name

Address if different

By: Secretary

Printed Name

Address if different

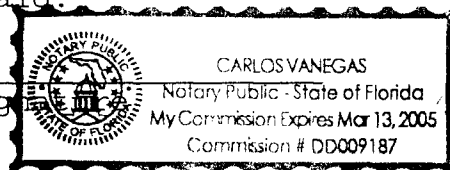
CORP SEAL

STATE OF Florida)
)
COUNTY OF DADE)

I HEREBY CERTIFY, that on this 05 day of April, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared FERNAN JARAMILLO and _____, personally known to me, or proven, by producing the following identification: _____ to be the X President and N/A Secretary of Palmetto West Park L.L.C, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Notary Signature



Printed Notary Name 04/05/04

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: 03/13/05

Commission/Serial No. DD009187

The foregoing was accepted and approved on the _____ day of _____, A.D. 20_____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Special Assistant to the
County Manager

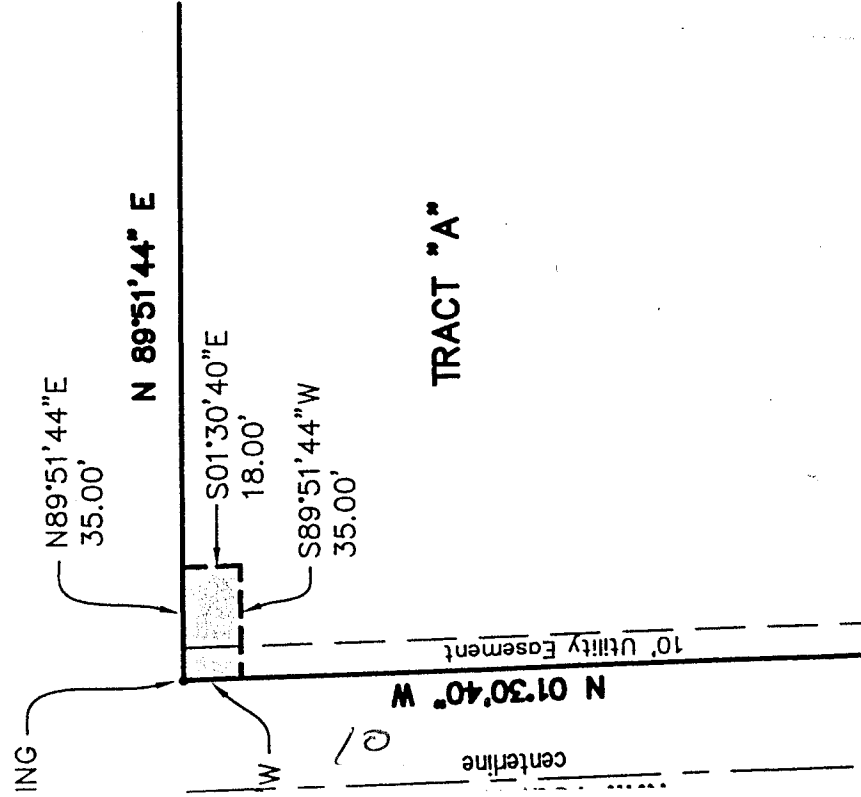
ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

LEGAL DESCRIPTION AND SKETCH

LEGAL DESCRIPTION FOR 18'x 35' EASEMENT:

BEGIN at the NW Corner of Tract "A", MIAMI WEST BUSINESS PARK REPLAT, according to the Plat thereof, as recorded in Plat Book 154, at Page 76, of the Public Records of Miami-Dade County, Florida; thence N 89°51'44" E along the North line of said Tract "A" for a distance of 35.00 feet; thence S 01°30'40" E for a distance of 18.00 feet; thence S 89°51'44" W for a distance of 35.00 feet; thence N 01°30'40" W along the West line of said Tract "A" for a distance of 18.00 feet; to the POINT OF BEGINNING, containing 630 Sq.Ft., more or less.



I HEREBY CERTIFY: That the LEGAL DESCRIPTION AND SKETCH of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61G-17-6 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA SURVEYORS, INC.

Magdaleno-Bello

MILAGROS ANGEL-BELLO
PROFESSIONAL SURVEYOR AND MAPPER

NO. 6166
CERTIFICATE OF AUTHORIZATION
LB. NO. 3386
STATE OF FLORIDA

DELTA SURVEYORS, INC.
13205 SW 137TH AVENUE

SUITE 225
MIAMI, FLORIDA 33186

305-253-0909

FAX: 305-253-0933

PREPARED BY:

DELTA SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION LB NO. 3386

13205 SW 137TH AVE., #225

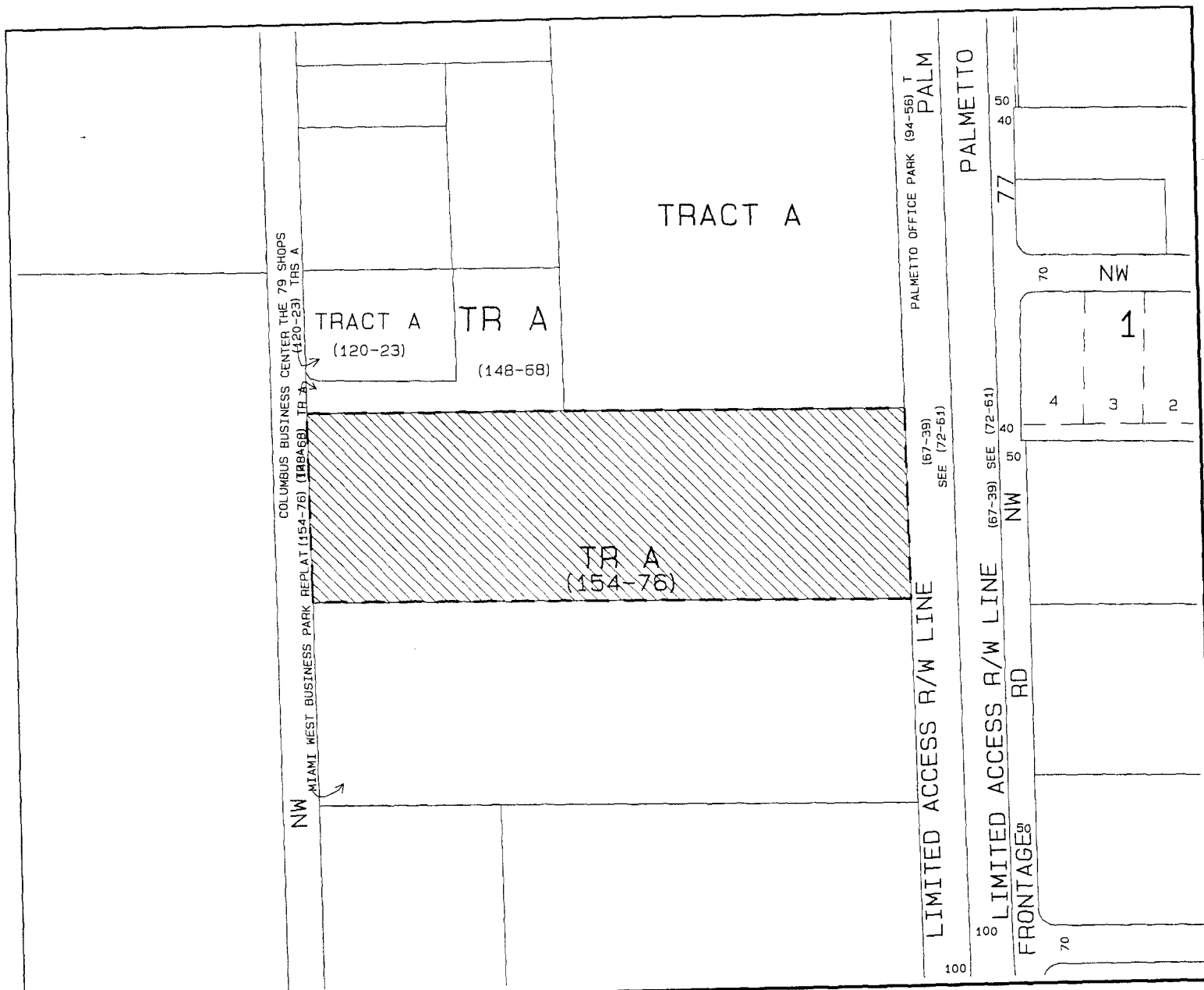
MIAMI, FL 33193

TEL: 305-253-0909 FAX: 305-253-0933

DATE: 3-25-04

IS NOT A SKETCH OF SURVEY

1-5-5.



Owner:

PALMETTO WEST PARK LC

7603 ESTRELLA CIRCLE

BOCA RATON FL

33433

Legal:

MIAMI WEST BUSINESS PARK RE PLAT

PB 154-76

T-20309

TR A

LESS PORTION DESC IN OFF REC

19536-76 FOR PALMETTO WEST PARK

CONDO PH I N/A/U 30-3022-026-0001

YEAR

LAND

BLDG

MARKET

ASSESS

HEX

WSVD

TOT EX

TAXABLE

STATE EXEMPT:

SALE DATE 9/00

SALE DATE	5/1/71
SALE TYPE	5 I/V

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SALE AMT

SALE O/R

MCD 3500

05/17/04

1: 3600

NOT A SURVEY

06/15/04

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodriguez, P.L.S.
Folio No. 30-2232-015-0240
User Department: Public Works

NE 117th Terrace
Sec. 32 TWP. 52 Rg. 42

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 28th day of April, A.D. 2004, by and between Marilyn Curtis and John Curtis, whose address is 1351 N.E. 117th Terr., Miami, Florida 33160, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, do hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The South 10 feet of:
The East 75 feet of the West 300 of the north 100 feet of Lot 5,
Block 2, of "Bayview Acres", according to the plat thereof as
recorded in Plat Book 34, Page 88, of the Public Records of
Miami-Dade County, Florida.

Approved as description
Date 6/15/04
P.R.

It is the intention of the part__ of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the part__ of the first part, CURTIS heirs and assigns, and Miami-Dade shall have the right to immediately re-possess the same.

And the said part__ of the first part do__ hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said part__ of the first part, has hereunto set _____ hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

x Melinda K. Edelsberg
Witness

Melinda K. Edelsberg
Witness Printed Name

x Lewis S. Curtis
Witness

Lewis S. Curtis
Witness Printed Name

x Melinda K. Edelsberg
Witness

Melinda K. Edelsberg
Witness Printed Name

x Lewis S. Curtis
Witness

Lewis S. Curtis
Witness Printed Name



Melinda K. Edelsberg
Commission # DD088207
Expires March 8, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Marilyn Curtis (SEAL)

Marilyn Curtis
Printed Name

18940 N. Bay Rd
Address (if different)
Sunny Isles Beach

John Curtis (SEAL)

John Curtis
Printed Name

18940 N. Bay Rd, Sunny Isles
Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28th day of April, 2004,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared Before me,
and is, personally known to me,
or proven, by producing the following methods of identification:

to be the person(s) who executed the foregoing instrument freely
and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State
aforesaid, the day and year last aforesaid.



Melinda K. Edelsberg
Commission # DD088207
Expires March 8, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Melinda K. Edelsberg
Notary Signature
Melinda K. Edelsberg
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 3/8/2006
Commission/Serial No. DD088207

The foregoing was accepted and approved on the _____ day of
_____, A.D. 200_, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Robayna & Assoc. Inc.
Folio No. 30-4916-000-0011
User Department: Public Works

SW 147 AVE -
SW 26 ST
Sec. 16 TWP. 54 Rg. 39

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 1st day of June, A.D. 2004, by and between **BANK OF AMERICA, N.A.**, a national banking association, and having its office and principal place of business at 400 North Ashley Drive, 8th Floor, Tampa, Florida 33602, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit: The South 10 feet of the North 50 feet of the West 200 feet of the East 240 feet of the NE ¼ of Section 16, Township 54 South, Range 39 East, Miami-Dade County, Florida; and the area bounded by the south line of the North 50 feet and the west line of the East 40 feet of NE ¼ of said Section 16, and bounded by a 25 foot radius arc, concave to the southwest, said arc being tangent to both of the last described lines.

Approved as description

Date 6/15/04

p. n.

15

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence:
(2 witnesses for each signature or for all).

Monica L. Ammann
Witness

MONICA L. AMMANN
Printed Name

P. Ramos
Witness

Patricia L. Ramos
Printed Name

Monica L. Ammann
Witness

MONICA L. AMMANN
Printed Name

P. Ramos
Witness

Patricia L. Ramos
Printed Name

BANK OF AMERICA, N.A.
Name of Corporation.

By: JoAnn M. Millard (Seal)
By: SS. Vice President

JoAnn M. Millard
Name

400 N. Ashley Dr., 8th Floor,
Tampa, FL 33602
Address if different

Shirley B. Mullen (Seal)
Attest: ASST Vice President

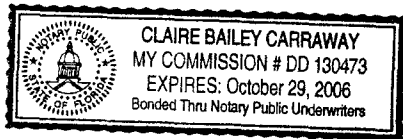
Shirley B. Mullen
Name

Same
Address if different
CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY, that on this 1st day of June, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared JoAnn M. Millard and Shirley B. Mullen, personally known to me, or proven, by producing the following identification: n/a to be the Senior Vice President and Assistant Vice President of Bank of America, N.A., a national banking association, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that they executed said instrument acting under the authority duly vested by said association and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



Claire Bailey Carraway
Notary Signature

Claire Bailey Carraway
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 10/29/06

Commission/Serial No. DD 130473

The foregoing was accepted and approved on the ____ day of _____, A.D. 2004, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-5933-001-0370
User Department: Public Works

SW 147 AVE -
SW 174 ST
Sec. 33 TWP. 55 Rg. 39

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 4th day of May, A.D. 2004, by and between ERL INVESTMENTS, INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 14346 SW 11th Terrace, Miami, Florida 33184, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The East 10 feet of Lot 24, Block 9 of REVISED PLAT OF RICHMOND, according to the plat thereof, as recorded in Plat Book 28, Page 7, of the Public Records of Miami-Dade County, Florida;

And

The area lying within said Lot 24 bounded by the West line of the East 10 feet of said Lot 24, bounded by a line 5 feet north of the north line of said Block 9, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

Approved as description
Date 6/15/04
P.L.S.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

[Signature]
Witness
Nimi Jimenez
Printed Name

[Signature]
Witness

ZULENIA GARCIA
Printed Name

BULTRAMO ARAUJO
Witness

[Signature]
Printed Name

[Signature]
Witness

ELENA NUÑEZ
Printed Name

ERL Investments, Inc.
Name of Corporation

[Signature] (Seal)
By: ITS President

RODOLFO NUÑEZ
Printed Name

N/A
Address if different

[Signature] (Seal)
Attest: its Secretary
IKENBUKIR

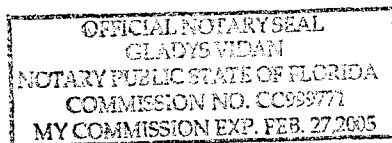
[Signature]
Printed Name

[Signature]
Address if different
CORP SEAL

STATE OF Fla)
COUNTY OF DADE)

I HEREBY CERTIFY, that on this 14th day of May
A.D. 2004, before me, an officer duly authorized to administer
oaths and take acknowledgments personally appeared ELENA NUNEZ
and RODOLFO NUNEZ,
personally known to me, or proven, by producing the following
identification:
to be the X President and TREASURER ~~Secretary~~ of
ERL INVESTMENTS, INC., a corporation under the
laws of the State of FLORIDA, and in whose name the
foregoing instrument is executed and that said officer(s) severally
acknowledged before me that they executed said instrument
acting under the authority duly vested by said corporation and its
Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State
aforesaid, the day and year last aforesaid.



Gladys Vidan
Notary Signature

GLADYS VIDAN
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: FEB-27-2005

Commission/Serial No. CC 999771

The foregoing was accepted and approved on the ____ day of
____, A.D. 20____, by Resolution No. _____
of the Board of County Commissioners of Miami-Dade County, Florida,
a political subdivision of the State of Florida.

Special Assistant to the
County Manager

Printed Name

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-5032-004-0510
User Department: Public Works

SW 102 AVENUE AND
WEST INDIANO STREET
Sec. 32 TWP. 55 Rg. 40

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 17th day of May, A.D. 2004, by and between Gloria Joseph, whose address is 16600 SW 102nd Court, Miami, Florida 33157, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to her in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The west 35 feet of Lot 3, Block 7, of MAP OF PERRINE, according to the plat thereof, as recorded in Plat Book B, Page 79, of the Public Records of Miami-Dade County, Florida;

And

The area bounded by the north line of said Lot 3 and the east line of the west 35 feet of said Lot 3, and bounded by a 25 foot radius arc concave southeasterly, said arc being tangent to both of the last described lines.

Approved as description

Date 6/16/04

p.n.

21

It is the intention of the part of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, her heirs and assigns, and she shall have the right to immediately re-possess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set her hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 **witnesses** for each signature of for all)

Melissa Vincenti
Witness

Melissa Vincenti
Witness Printed Name

Felicia K. Joseph
Witness

Felicia K. Joseph
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Gloria Joseph (SEAL)

Gloria Joseph
Printed Name

16600 SW 102 CT Miami, FL 33157
Address (if different)

(SEAL)

Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 17th day of May, 2004,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared Gloria Joseph,
and _____, personally known to me,
or proven, by producing the following methods of identification:
Driver's License # J 210 280 48 517
to be the person(s) who executed the foregoing instrument freely
and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State
aforesaid, the day and year last aforesaid.



Amira B. Salinas
Commission #DD231944
Expires: Jul 13, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Amira B. Salinas
Notary Signature

Amira B. Salinas
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: July 13, 2007

Commission/Serial No. DD 231944

The foregoing was accepted and approved on the _____ day of
_____, A.D. 200_, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-5032-010-0410
User Department: Public Works

SW 102 AVENUE
SW 173 STREET
Sec. 32 Twp. 55 Rg. 40

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 27th day of May, A.D. 2004, by and between GIABEL, INC. and CL ARCHITECTS & CONTRACTORS, CORP. both corporations under the laws of the State of Florida, and having their office and principal place of business at 4291 SW 143rd Avenue, Miramar, Florida 33027, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The East 10 feet of Lot 1, Block 4, of DIXIE HEIGHTS GARDENS, according to the plat thereof, as recorded in Plat Book 21, Page 32, of the Public Records of Miami-Dade County, Florida.

AND

The area bounded by the west line of the east 10 feet of said Lot 1, the north line of said Block 4, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

29

Approved as description
Date 6/16/04
D.R.

It is the intention of the parties of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

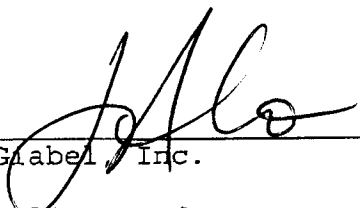
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

Witness

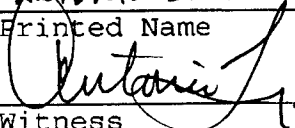
Printed Name



Glabel, Inc.
Julio Amoedo (Seal)
By: President

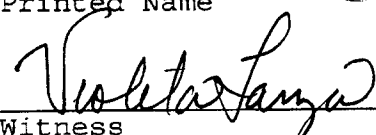
Witness

ANTONIO LANZA (For both)

Printed Name


Witness

VIOLETA LANZA (For both)

Printed Name


Witness



CL ARCHITECTS & CONTRACTOR,
CORP.
Carlos Lanza (Seal)
Attest: President

CORP SEAL

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 27th day of May, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared CARLOS LANZA and JULIO AMORDO, personally known to me, or proven, by producing the following identification: to be the CL ARCHITECT & CONTRACTORS CORP President and Secretary of a corporation under the laws of the State of FLORIDA, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that CARLOS LANZA and JULIO AMORDO executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



Teresita Abadin
Notary Signature

TERESITA ABADIN
Printed Notary Name

Notary Public, State of FLORIDA

My commission expires: MARCH 14, 06

Commission/Serial No. DD# 099913

The foregoing was accepted and approved on the day of , A.D. 200 , by Resolution No. of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Folio No. 30-6813-000-0321
User Department: Public Works

SW 179 PLACE -
SW 230 STREET
Sec. 13 TWP. 56 Rg. 38

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 20 day of April, A.D. 2004 by and between Darin L. Mislow and Joanne Carrol Mulligan - Mislow, whose address is 19800 S.W. 180 Ave., #88, Miami, FL 33187, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, do hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

THE WEST 25.00 FEET OF THE NORTH 221.3 FEET OF THE SOUTH 885.2 FEET OF THE EAST 198.5 FEET OF THE WEST 397 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 56 SOUTH, RANGE 38 EAST OF MIAMI-DADE COUNTY, FLORIDA. ALSO KNOW AS THE WEST 25.00 FEET OF TRACT 30 OF THE UNRECORDED PLAT OF SILVER PALM GROVE.

Approved as description
Date 6/16/04
P.R.

It is the intention of the parties of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 **witnesses** for each signature of for all)

Witness

Dean Chafin

Witness

Devin Stone

Witness

Dean Chafin

Witness

Devin Stone

Darin Mislou (SEAL)

Darin Mislou
Printed Name

Address (if different)

Joanne Mulligan (SEAL)
Joanne Mulligan-mislou
Printed Name

Address (if different)

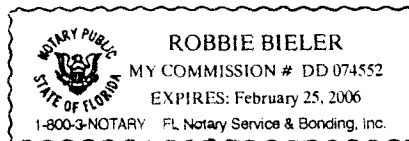
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 20 day of April, 2004,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared DORIS L. MISLOW,
and Joanne Carol Mulligan-Mislow, personally known to me,
or proven, by producing the following methods of identification:

N/A

to be the person(s) who executed the foregoing instrument freely
and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State
aforesaid, the day and year last aforesaid.



NOTARY SEAL/STAMP

Robbie Bieler
Notary Signature

Robbie Bieler
Printed Notary Name

Notary Public, State of FL

My commission expires: 2/25/06

Commission/Serial No. DD 074552

The foregoing was accepted and approved on the _____ day of
_____, A.D. 200_, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodriguez, P.L.S.
Folio No. 30-6814-000-0016
User Department: Public Works

SW 188 AVENUE
SW 216 STREET
Sec. 14 TWP. 56 Rg. 38

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 28th day of April, A.D. 2004, by and between Red Ranch Estates, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 9028 Grand Canal Dr., Miami, Florida 33174, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The south 5 feet of the north 40 feet of the east ½ of the NW ¼ of the NE ¼ of the NE 1/4 , less the west 150 feet thereof, in Section 14, Township 56 South, Range 38 East.

Approved as description

Date 6/16/04

P.R.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

[Signature]
Witness

PABLO RODRIGUEZ
Printed Name

[Signature]
Witness

Alex Jovater
Printed Name

Witness

Printed Name

Witness

[Signature]
Signature

Red Ranch Estates, Inc.
Name of Corporation

Arturo Avendaño (Seal)
By: _____ President

Printed Name

Address if different

Attest: _____ (Seal)
Secretary

Printed Name

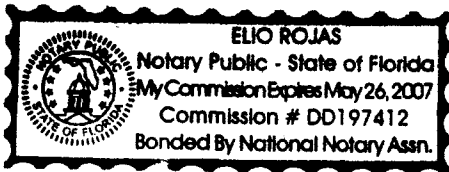
Address if different
CORP SEAL

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28th day of April, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Arturo Avendaño, personally known to me, or proven, by producing the following identification:

FDL A153-000-44-243-0
to be the President of Red Ranch Estates, Inc., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



[Signature]
Notary Signature

Elio Rojas
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: MAY 26 2007

Commission/Serial No. DD197412

The foregoing was accepted and approved on the _____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Special Assistant to the
County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodriguez, P.L.S.
Folio No. 30-6814-000-0016
User Department: Public Works

SW 216 STREET
SW 188 AVENUE

Sec. 14 TWP. 56 Rg. 38

**QUIT CLAIM TO MIAMI-DADE COUNTY
HIGHWAY RIGHT OF WAY BY CORPORATION**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 28th day of April, A.D. 2004, by and between Red Ranch Estates, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 9028 Grand Canal Dr., Miami, Florida 33174, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby convey and quitclaim unto the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The east 25 feet of the east ½ of the NW ¼ of the NE ¼ of the NE 1/4 , less the south 424 feet thereof, in Section 14, Township 56 South, Range 38 East.

It is the intention of the party of the first part, by this instrument, to quitclaim and convey to the said party of the second part, and its successors in interest, all the right, title, interest, claim or demand of the party of the first part, in and to the land described herein, for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, this conveyance shall become null and void and be of no further force and effect.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

Pablo Rodriguez
Witness

PABLO RODRIGUEZ
Printed Name

Cheryl Sanchez
Witness

Alex Fowler
Printed Name

Witness

Printed Name

Witness

Printed Name

Red Ranch Estates, Inc.
Corporate Name - Printed

Arturo Avendaño
By: Arturo Avendaño, President

Printed Name

Address if different

By: _____ Secretary

Printed Name

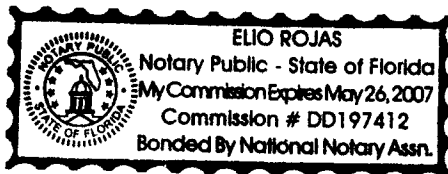
Address if different

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28TH day of April, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Arturo Avendaño, personally known to me, or proven, by producing the following identification: FDL. A153-000-661-243-0 to be the President of Red Ranch Estates, Inc., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



[Signature]
Notary Signature
ELIO ROJAS
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: MAY 26, 2007

Commission/Serial No. DD 197412

The foregoing was accepted and approved on the 28 day of _____, A.D. 2004, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



35

Return to:

Dennis P. Hynes
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Dennis P. Hynes
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Folio No. 30-4916-000-0540
User Department Public Works Dept

SW 42 STREET
(BIRD DRIVE)
Sec. 16 TWP. 54 Rg. 39

RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 11 day of February, A.D. 2004, by and between 149 BIRD, L.L.C., a corporation under the laws of the State of Florida, and having its office and principal place of business at 1320 S. Dixie Highway, Suite 781, Miami, Florida 33146, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

[Signature]
Witness

ANA M. KERKSON
Printed Name

[Signature]
Witness

Dorothy Goldberger
Printed Name

149 BIRD, L.L.C.

[Signature] (Seal)
By: Manager

ALAN C. GREENWALD
Printed Name

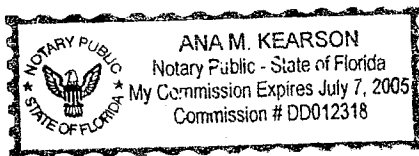
1320 S. Dixie Highway
Address if different
CORAL GABLES FL 33146

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 11th day of February, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Alia Kerason, personally known to me, or proven, by producing the following identification: Personality to be the Manager of 149 BIRD, L.L.C., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that (he/she/they) executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



NOTARY SEAL/STAMP

[Signature]
Notary Signature

ANA M. KEARSON
Printed Notary Name

Notary Public, State of FL

My commission expires: 7/7/05

Commission/Serial No. DD012318

The foregoing was accepted and approved on the ____ day of _____, A.D. 2004, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Special Assistant to the
County Manager

Printed Name

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

LEGAL DESCRIPTION

The North 60.00 feet of the South 110.00 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 54 South, Range 39 East, in Miami-Dade County, Florida, Less the East 25.00 feet thereof.

AND

The external area formed by a 25.00 foot radius arc, concave to the Northwest, tangent to the North Line of the South 110.00 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 16, and tangent to the West Line of the East 25.00 feet of said Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 16.

Approved as to description

Date 8-19-2003

Arthur D. Cramer

EXHIBIT "A"

Right-of-Way
SW 42nd Street (Bird Drive)